

HARFORD COUNTY

ZONING CLASSIFICATIONS

AG—Agricultural

The purpose of this district is to provide for continued farming activities, conserve agricultural land, and reaffirm agricultural uses, activities and operations within the agricultural zoned areas. It is the further purpose of this district to maintain and promote the rural character of this land as well as promote the continuance and viability of the farming and agricultural uses. Low density residential development is also permitted.

RR—Rural Residential

This district is intended to acknowledge and protect existing concentrations of residential development in the rural areas and provide for low density residential uses where not in conflict with agricultural activities.

R1, R2, R3, and R4 - Urban Residential Districts

These districts are intended to accommodate urban residential needs by providing for a wide range of densities and building types. Conventional Development with Open Space (COS) and Planned Residential Development (PRD) are permitted where open space and environmental features are provided or preserved.

R1 zoning typically permits single family homes on 15,000—20,000 square foot lots.

R2 zoning permits single family residences on 7,500—10,000 square foot lots and may permit townhouses 24 feet wide in four unit buildings.

R3 and R4 zoning permits single family homes on 5,000—6,000 square foot lots, townhouses 15 to 18 feet wide, as well as condominiums and garden apartments, with higher density in the R4 district.

NOTE: Lot sizes and housing types may be modified for sites including large areas of Natural Resource District.

R—Urban Residential District

This district is intended to accommodate detached, single-family residences on a minimum lot size of one acre, with public water and sewer required for development.

VR—Village Residential District

This district is intended to preserve and enhance the character and function of established rural settlements. This district allows residential uses on small lots as well as certain business uses. Where appropriate, the Historic District overlay may be used to achieve architectural compatibility between old and new buildings.

RO—Residential Office

This district is intended to provide for the conversion of residential structures to other uses and construction of small retail, service, and office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic or other similar factors, may no longer be suitable for only those uses allowable in residential districts. It is the common intention in this district that the buildings and uses be compatible with, provide a transition from and be in harmony with the present or prospective uses of nearby residential property.

VB—Village Business District

This district is intended to provide business services to rural areas and to preserve and enhance the character of function of long established rural settlements. This district compliments the VR by providing a mix of business and residential uses at an appropriate scale. Where appropriate, the Historic District overlay zone may be used to achieve architectural compatibility between old and new buildings.

B1, B2, and B3—Business Districts

The B1, B2 and B3 Districts are intended to provide sufficient and convenient locations for business uses that serve the needs of local neighborhoods and communities and the traveling public.

B1, Neighborhood Business District is intended to provide limited retail and service facilities convenient to residential neighborhoods. To this end, uses are limited primarily to convenience goods and services satisfying the household and personal needs of the residents of abutting residential districts, resulting in similar building bulk and low concentration of vehicular traffic.

B2, Community Business District is intended to provide a wider range and scale of retail, business and service uses than are permitted in the B1 District, and is oriented to serve several neighborhoods. The intensity of development as well as the concentration of vehicular traffic is greater than the B1 District.

B3, General Business District is intended to provide a wide range of retail, service and business uses serving local and county-wide areas. Such activities are generally located along arterial roads.

CI—Commercial Industrial District

This district is intended for industrial, office, and business uses of a moderate scale and intensity.

LI—Light Industrial District

This district is intended to permit a mix of light manufacturing, warehousing, and service uses. Retail sales are not permitted except as accessory to a manufacturing or distribution operation where the product is produced or warehoused on site or as otherwise permitted.

GI—General Industrial District

This district is intended for industrial uses of a larger scale or more intensive processing with large areas of unenclosed storage, which may generate substantially more impact on surrounding properties. Retail sales are not permitted except as accessory to a manufacturing operation where the product is produced on site or as otherwise permitted.